

46-0-33 ✓

41-57

41-56-1 thru 56-16

41-84-4

WARRANTY DEED

020491

HUBERT BROOKS and MAGGIE JEAN BROOKS, of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to **UNION/FRONT CORPORATION** a corporation organized and existing under the laws of the State of Maine and located in Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

TRANSFER
TAX
PAID

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine and more particularly bounded and described as follows:

Beginning at an iron pin set on the southerly right of way line of Lincoln Street at the northeasterly corner of land now or formerly owned by Amy K. Jones, being the same conveyed to her by deed of Gerald Tardiff et al., dated July 31, 1972 and recorded in the Kennebec County Registry of Deeds, Book 1593, Page 858; thence S 01° 27' 32" E along said Jones' easterly line a distance of one hundred and no one hundredths (100.00) feet to an iron pin; thence S 88° 32' 19" W along said Jones' southerly line a distance of seventy-five and no one hundredths (75.00) feet to an iron pin in the easterly line of land now or formerly of William L. & Louise H. Alley, being the same conveyed to them by deed of Ralph R. Esty et al., dated December 9, 1972 and recorded in said Registry in Book 2527, Page 108; thence S 01° 27' 32" E along said Alleys' easterly line a distance of three hundred twenty-eight and nineteen hundredths (328.19) feet to an iron pin; thence S 88° 42' 08" W along said Alleys' southerly line of the southerly line of a proposed street within the Union Farm Subdivision, known as Jefferson Street, a distance of one thousand twenty-one and twenty hundredths (1021.20) feet to a stone monument on said proposed street line and in the northeasterly line of land now or formerly of Thompson Volksagen, Inc., being the same conveyed to it by deed of Stampede, Inc., dated September 15, 1978 and recorded in said Registry in Book 2150, Page 144; thence S 66° 06' 06" E along said corporation's northeasterly line, a distance of three hundred nine and thirty-six hundredths (309.36) feet to an iron pin; thence S 23° 53' 47" W along said corporation's southeasterly line, a distance of five hundred forty-nine and eleven hundredths (549.11) feet to an iron pin at the northerly corner of land now or formerly of Roland J. Rossignol, being the same conveyed to him by deed of Jeannette B. Poulin, dated September 30, 1952 and recorded in said Registry in Book 923, Page 519; thence S 66° 01' 28" E along said Rossignol's northeasterly line, the northeasterly line of a second parcel of land now or formerly owned by Roland J. Rossignol, being the same conveyed to him by deed of Hubert Brooks dated June 18, 1953 and recorded in said Registry in Book 960, Page 83, the northeasterly line of a parcel of land now or formerly owned by Leland Pooler, being the same conveyed to him by deed of Hubert Brooks, dated June 18, 1953 and recorded in said Registry in Book 1189, Page 441 and the northeasterly line of a second parcel of land now or formerly owned by Leland G. Pooler, being the same conveyed to him by deed of Lyman Brook et al., dated August 11, 1951 and recorded in said Registry in Book 914, Page 265, a total distance along said four parcels of land of two hundred seventy-six and no one hundredths (276.00) feet to an iron pin on the northwesterly line of land now or formerly owned by the Trustees of the Doctors Office Building Realty Trust, being the same conveyed to them by deed of Doctors Office Building, Inc., dated December 23, 1986 and recorded in said Registry

in Book 3081, Page 5; thence N 23° 36' 10" E along said Trustees' northwesterly line a distance of five hundred sixty-six and thirty-two hundredths (566.32) feet to an iron pin; thence S 66° 23' 50" E along said Trustees' northeasterly line a distance of four hundred eighty and no one hundredths (480.00) feet to an iron pin on the northwesterly line of land now or formerly owned by KMD Associates, being the same conveyed to them by deed of Doctors Office Building, Inc., dated October 19, 1982 and recorded in said Registry in Book 2516, Page 304; thence N 51° 28' 23" E along said Associates northwesterly line and the northwesterly line of Doctors Office Building Realty Trust, heretofore referenced, a distance of one thousand four hundred thirty-one and six hundred five thousandths (1431.605) feet to an iron pin on the said southerly right of way line of Lincoln Street; thence S 88° 32' 19" W along said line of Lincoln Street, formerly the southerly line of the Waterville, Fairfield and Oakland Railway, a distance of one thousand fourteen and four hundred sixty-five thousandths (1014.465) feet to the iron pin at the point of beginning.

Subject to a thirty and no one hundredths (30.00) foot wide permanent easement granted to the Waterville Sewerage District by deed of Hubert and Maggie Jean Brooks, dated June 15, 1972 and recorded in said Registry in Book 1585, Page 827.

The courses and distances given in the above description are from a survey of land of Hubert Brooks by K & K Surveyors, Inc., dated September, 1981.

Being the same premises conveyed to Hubert and Maggie Jean Brooks by Warranty Deed of Hubert Brooks dated September 7, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2607, Page 123 and being the entire remainder of the premises described in said deed.

WITNESS our hands and seals this 7th day of August, 1987.

Robert M. Jenness
witness (Robert M. Jenness)

Hubert Brooks
HUBERT BROOKS

witness

Maggie Jean Brooks
MAGGIE JEAN BROOKS

THE STATE OF MAINE

Kennebec, ss.

August 7, 1987.

Then personally appeared the above named HUBERT BROOKS and MAGGIE JEAN BROOKS and acknowledged the foregoing instrument to be their free act and deed.

Before me, Robert M. Jenness
Notary Public
Robert M. Jenness, Notary Public
My commission expires June 6, 1984

SEAL

RECEIVED KENNEBEC SS.

1987 AUG 11 AM 9:00

RECORDED FROM ORIGINAL